

Southlands Drive

Timsbury, Bath, BA2 0HB

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AND
TANNER



£425,000 Freehold

A spacious, light and airy, four bedroom detached family home located in a quiet residential area within this sought after village, offering superb countryside views to the front from the first floor. There is driveway parking, store area and terraced gardens to the rear. Internal viewing comes highly recommended.

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DESCRIPTION

A spacious, light and airy, four bedroom detached family home located in a quiet residential area within this sought after village, offering superb countryside views to the front from the first floor. There is driveway parking, store area and terraced gardens to the rear. In brief the accommodation comprises entrance hall with a turning staircase rising to the first floor landing, sitting room with large picture window to the front and a wood burning stove, glazed French doors lead through into the spacious kitchen/diner which has a range of fitted wall and base units with worktops over and integrated oven, hob and dishwasher, door to the side access and French doors lead out on to the decked seating area. In addition to the downstairs there is a useful utility room with ample storage and a downstairs cloakroom. To the first floor there are four bedrooms, the man bedroom having fitted wardrobes and a family bathroom with separate shower cubicle. From the front of the property on the first floor, there are superb views across the village and neighbouring countryside. Internal viewing comes highly recommended.

OUTSIDE

To the front of the property there is a block paved driveway providing parking for 2/3 cars with a small area of lawn with a mature tree and flowerbed. There is access to the store area and steps rise to the front entrance door. There is a personal gate to the left hand side of the property which lead to the gardens at the rear. The gardens to the rear are terraced and have been landscaped by the present owners over years with a decked seating area, lawned gardens, vegetable garden, mature flowerbeds and borders, garden shed and all being encompassed by hedging and fencing.

LOCATION

Timsbury is a village 8 miles south-west of Bath City Centre, close to the Cam Brook river, and 13 miles from Bristol, making this location a good commuter base. The village offers amenities to include a convenience store, doctors surgery, pharmacy, tea rooms and a primary school. There are bus routes through the village taking you to Bristol, Bath and Wells. From Bath there is a mainline train to London Paddington for those wishing to commute.

COUNCIL TAX BAND

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Southlands Drive, Timsbury, Bath, BA2

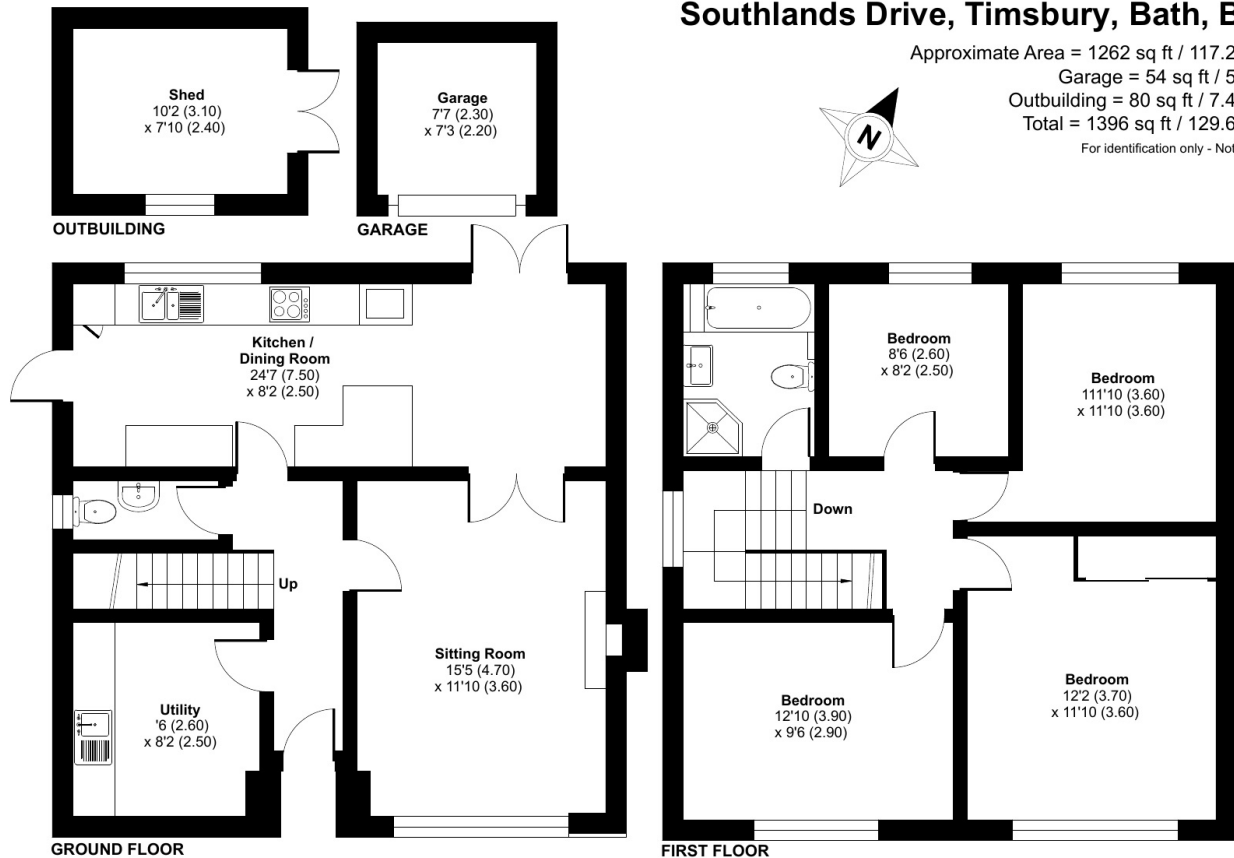
Approximate Area = 1262 sq ft / 117.2 sq m

Garage = 54 sq ft / 5 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1396 sq ft / 129.6 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1140209

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